

June 13, 2007

City of Las Vegas  
Planning and Development Department  
731 S. Fourth Street  
Las Vegas, NV 89101

**APN: 139-28-412-001**

Re: a. Site Development Review  
b. Waiver of Landscape Buffers

To Whom It May Concern:

We respectfully submit this request for the aforementioned application for a Light Assembly, Light Manufacturing and Auto Repair Garage (Major) facility for Ahern Rentals. This development is located on the south side of Bonanza east of Martin Luther King.

This project consists of 99,200 sf of shops to repair and service any rental equipment and assemble equipment and 13,800 sf of office for Ahern Rentals. There are 279 parking spaces required and 295 parking spaces provided. All parking is provided on grade and on site. The exterior materials include vertical and horizontal metal panels, concrete masonry units and aluminum storefront with tinted, insulated glazing. All structures will be fully sprinkled and accessible by the fire department. The fire department access has been shown on the site. All driveways are existing and will be re-used with the new development.

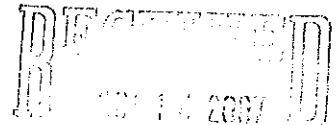
We are requesting a waiver of the parking lot landscape standards and the landscape buffers required along the west, south and east property lines. This is an industrial area and the landscaping will get trampled with all of the vehicular activity on the site.

In our opinion, this waiver request will not negatively impact the design of the proposed project. We have made every attempt to follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us to bring this new and improved Ahern Rentals project to this site.

Respectfully Submitted,



Kristen G. Neuman, AIA  
APTUS Architecture



**SDR-22205  
REVISED  
07/12/07 PC**